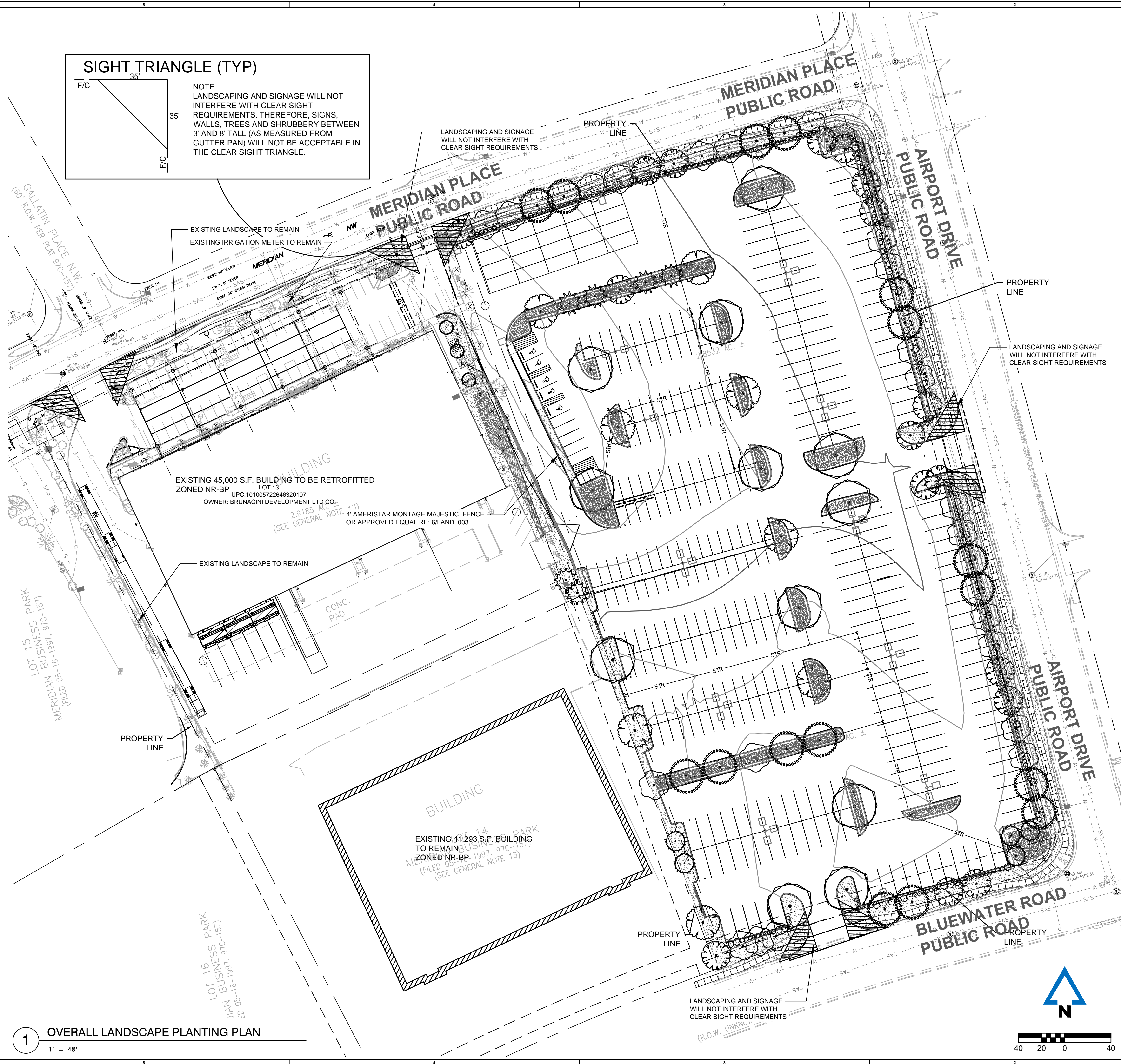


BY: DANNY PLOT DATE: 11/13/2020 10:12 AM
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LANDSCAPE REQUIREMENTS			
PER THE ALBUQUERQUE, NEW MEXICO INTEGRATED DEVELOPMENT ORDINANCE:			
AREA CALCULATION	REQUIRED	PROVIDED	
NET LOT AREA (IMPACTED LOTS 11 & 12 ONLY)	N/A	235,855 SF	
EXISTING LANDSCAPE TO REMAIN FOR LOT 13 & NOT INCLUDED IN CALCUS			
REQUIRED LANDSCAPE (50% OF NET LOT AREA)	35,348 SF	39,956 SF	
VEGETATIVE COVER (75% OF REQUIRED LANDSCAPE)	26,511 SF	53,856 SF	
GROUND COVER (25% OF REQUIRED VEGETATIVE)	6,627 SF	38,929 SF (CRUSHER FINE)	
		4,008 SF (SHRUB/GRASSES)	
PER SECTION 5-6(D)(1)			
STREET TREES	LENGTH	REQUIRED	PROVIDED
AIRPORT DR.	764 LF	ONE TREE PER 25 LF FRONTAGE (31 TREES)	31 NEW TREES
MERIDIAN PL.	388 LF	ONE TREE PER 25 LF FRONTAGE (16 TREES)	16 NEW TREES
BLUEWATER RD.	296 LF	ONE TREE PER 25 LF FRONTAGE (12 TREES)	12 NEW TREES
PER SECTION 5-6(F)(2)			
INTERIOR PARKING LANDSCAPE	STALLS	REQUIRED	PROVIDED
PARKING LOT	367	ONE TREE PER 10 STALLS (37 TREES)	37 NEW TREES
PER ATRISCO BUSINESS PARK MASTER PLAN			
LANDSCAPE STANDARDS			
PERMETER PARKING LANDSCAPE	LF	REQUIRED	PROVIDED
PARKING LOT PERIMETER NOT ADJACENT TO ROAD	350	ONE TREE PER 40 LF (9 TREES)	9 NEW TREES
STREET TREES			
AIRPORT DR.	764 LF	ONE TREE PER 25 LF FRONTAGE (31 TREES)	31 NEW TREES
MERIDIAN PL.	388 LF	ONE TREE PER 25 LF FRONTAGE (16 TREES)	16 NEW TREES
BLUEWATER RD.	296 LF	ONE TREE PER 25 LF FRONTAGE (12 TREES)	12 NEW TREES
DECIDUOUS-EVERGREEN TREE RATIO	89 TOTAL TREES	30% TREES TO BE EVERGREEN (27 TREES)	27 NEW EVERGREEN TREES 62 NEW DECIDUOUS TREES

* PER THE ATRISCO BUSINESS PARK MASTER DEVELOPMENT PLAN, SHEET 4 OF 10 "DEVELOPMENT SKETCHES" AND DATED OCTOBER 28, 1992, UNDER THE SECTIONS TITLED "SCREENING/WALLS AND FENCE", THIS DEVELOPMENT HAS ELECTED TO UTILIZE EXISTING LANDSCAPE MATERIAL TO PROVIDE THE MINIMUM SCREENING HEIGHT OF 4'. PER THIS SCREENING SECTION, IF WALLS ARE NOT REQUIRED FOR A SPECIFIC SCREENING OR SECURITY PURPOSE, THEY SHOULD NOT BE UTILIZED.



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Revisions

NO.	DATE	DESCRIPTION
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WAQ1 - Albuquerque, NM

WAQ1 - Albuquerque, NM
7300 Meridian Pl NW
Albuquerque, NM 87121

Project Manager:

CJF

Checked By:

GMP

Drawn by:

AJD

Document date:

06/18/2020

Project No.

30000481 MEC# 191313-000

Professional Seal

Landscape Architect



November 13, 2020

Sheet Title

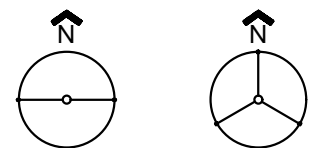
OVERALL LANDSCAPE PLAN

Sheet No.

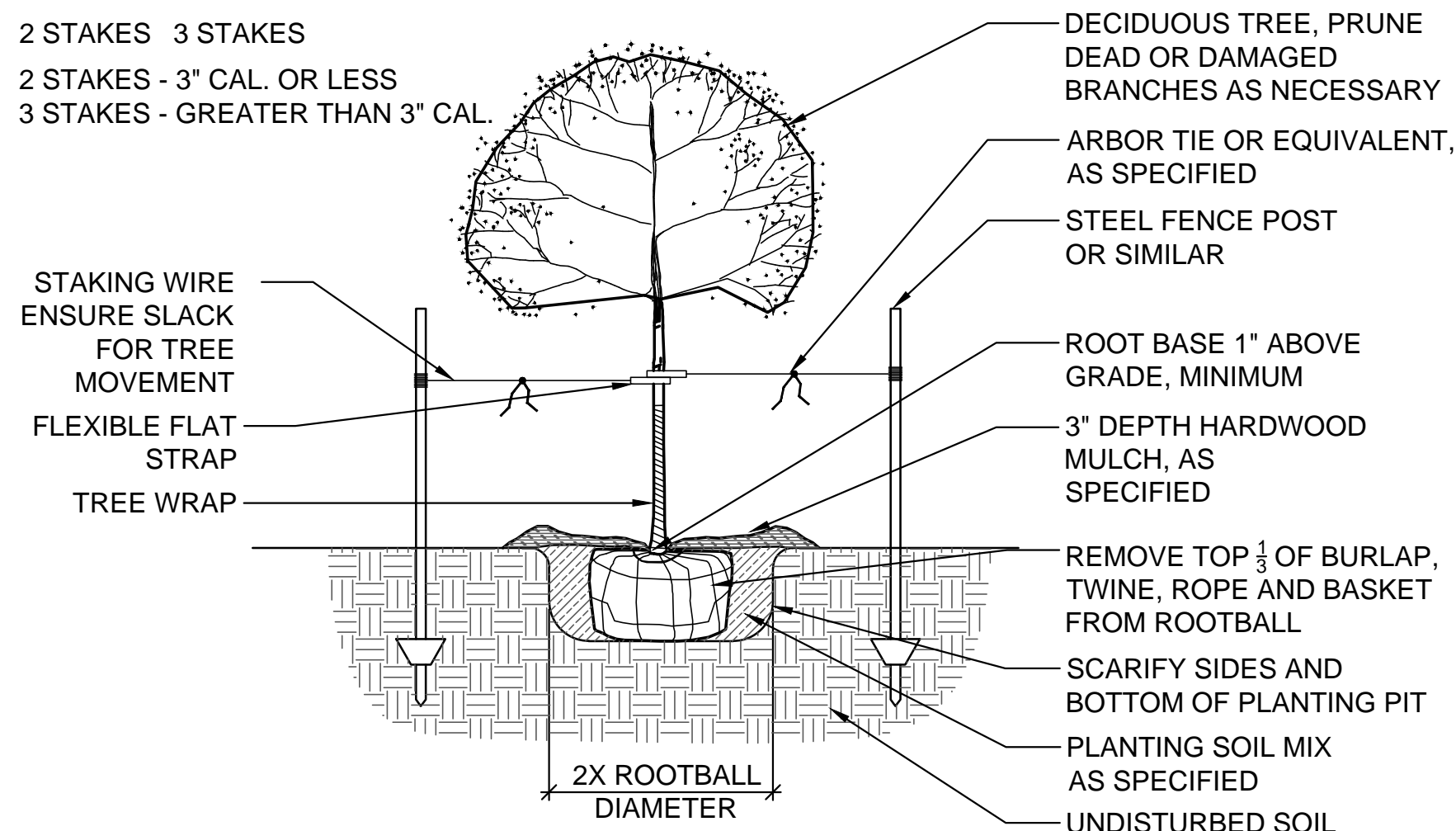
LAND_002

BY: DANNY P:\191313-000\3-CORRESPONDENCE\OUTSIDE DOCUMENTS\MITCHELL ASSOCIATES (LA)\191313-000 LDSP.DWG
PLOT DATE: 11/13/2020 10:11 AM

STAKING ORIENTATION



2 STAKES 3 STAKES
2 STAKES - 3" CAL. OR LESS
3 STAKES - GREATER THAN 3" CAL.

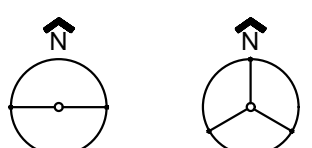


4 DECIDUOUS TREE PLANTING

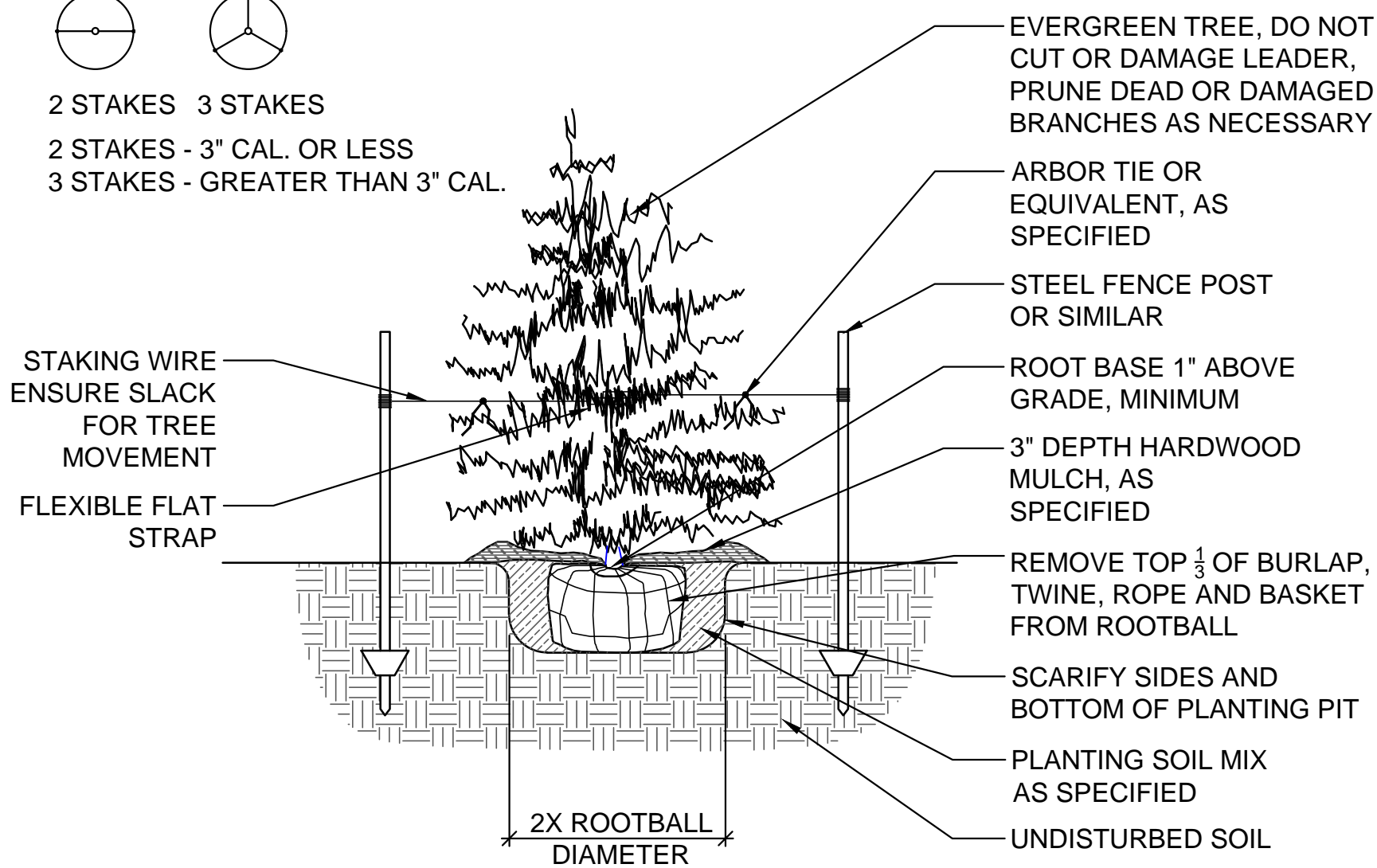
1/2" = 1'-0"

329343.02-01

STAKING ORIENTATION



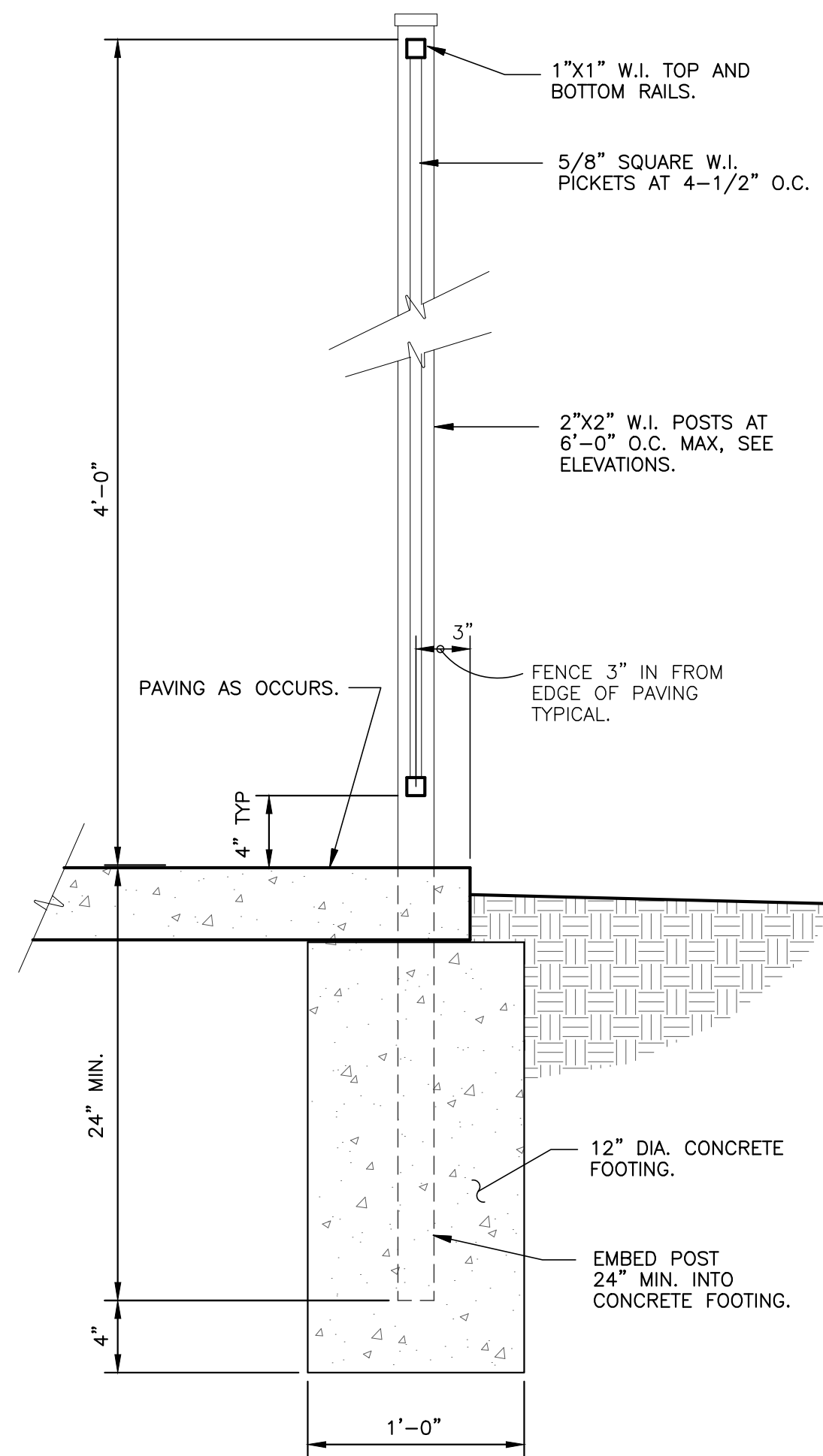
2 STAKES 3 STAKES
2 STAKES - 3" CAL. OR LESS
3 STAKES - GREATER THAN 3" CAL.



5 CONIFEROUS TREE PLANTING

1/2" = 1'-0"

329343.01-01



6 4FT WROUGHT IRON FENCE

1/2" = 1'-0"

FX-SI-FENC-DMF-01

PLANT SCHEDULE

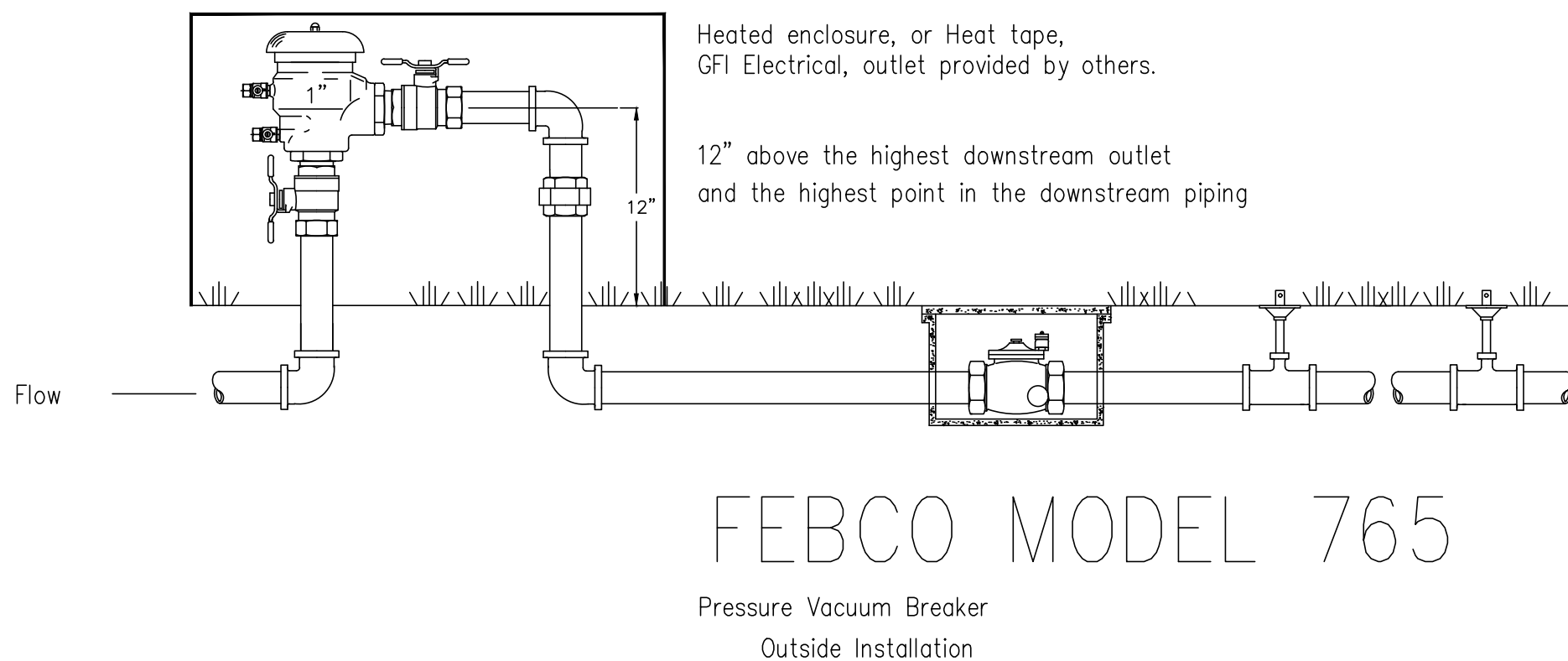
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CR2	3	Cercis reniformis `Oklahoma` / Oklahoma Red Bud	B & B	1.5"Cal	
	JA	6	Juniperus deppeana / Alligator Juniper	B & B		6' Ht
	PE	5	Pinus eldarica / Afghan Pine	B & B		6' Ht
	PC	23	Pistacia chinensis / Chinese Pistache	B & B	2"Cal	
	QF	16	Quercus fusiformis / Texas Live Oak	B & B		6' Ht
	QS	12	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	
	SD	17	Sapindus drummondii / Western Soapberry	B & B	2"Cal	
	UL	8	Ulmus parvifolia / Chinese Lacebark Elm	B & B	2"Cal	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	AP	31	Arctostaphylos pungens / Point Leaf Manzanita	1 gal		
	BS2	33	Baccharis sarothroides / Desertbroom	1 gal		
	ET	11	Ericameria laricifolia / Turpentine Bush	1 gal		
	GH	86	Genista hispanica / Spanish Broom	1 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	MR	91	Muhlenbergia rigens / Deer Grass	1 gal		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	RS	38,333 sf	Rock Mulch / Santa Fe Brown Crusher Fine/Approved Equal 3" Depth Min.	SF		
	RA	10,126 sf	Rock Mulch / Amaretto Brown 1"-4"/Approved Equal 4" Depth Min.	SF		

1 PLANT SCHEDULE

NTS

2 GENERAL NOTES

NTS

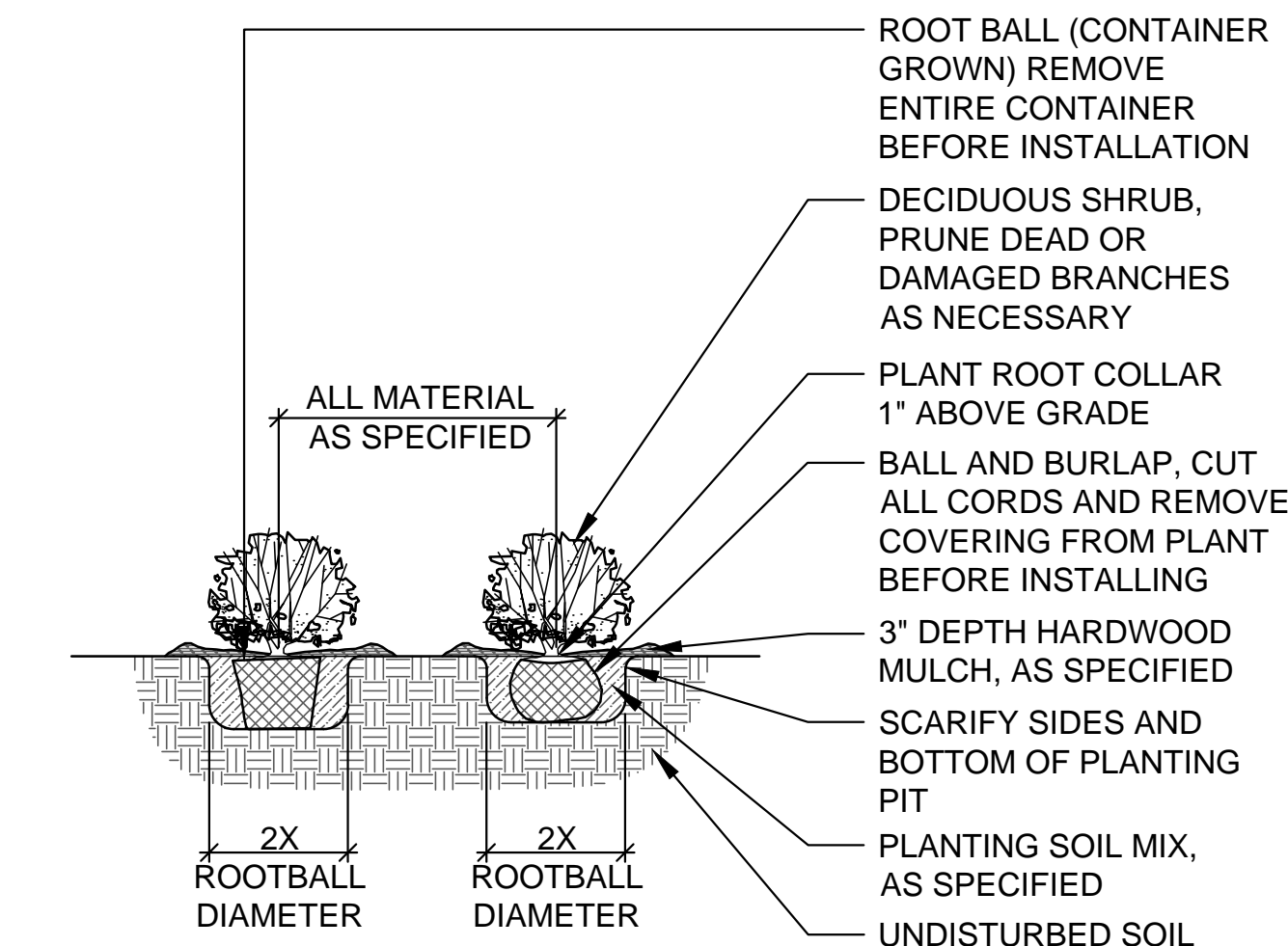


LANDSCAPE PLAN NOTES:

- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, IRRIGATION PIPING AND DRAINAGE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE STAKED OR LAID OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NO SUBSTITUTION (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.

- ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK BROWN PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
- TREE TIES SHALL BE DEWITT 20' STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TRUE. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
- CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.
- ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD.
- ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND

- OWNER'S REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BED. COORDINATE THESE ITEMS AND SLEEVES.
- NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
- ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF ALBUQUERQUE, NEW MEXICO TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.



3 SHRUB AND PERENNIAL PLANTING

1/2" = 1'-0"

329333-04



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Revisions

NO. DATE DESCRIPTION

WAQ1 - Albuquerque, NM

WAQ1 - Albuquerque, NM
7300 Meridian Pl NW
Albuquerque, NM 87121

Project Manager:

CJF

Checked By:

GMP

Drawn by:

AJD

Document date:

06/18/2020

Project No.

30000481 MEC# 191313-000

Professional Seal

Landscape Architect



November 13, 2020

Sheet Title

LANDSCAPE NOTES AND DETAILS

Sheet No.

LAND_003